



City of Carmel

Carmel Board of Zoning Appeals Hearing Officer Monday, February 27, 2005

Time: **5:15 p.m.**
Place: Carmel City Hall
Caucus Room (Second Floor)
One Civic Square
Carmel, IN 46032

Hearing Officer: Mr. Kent Broach

AGENDA:

- A. Call to Order (5:15p.m.)
- B. Pledge of Allegiance
- C. Reports, Announcements, Legal Counsel Report and Staff Concerns
- D. **Public Hearing:**
 - 1d. **TABLED: Eden Estates, Sec 2, lot 59 pt - Russell Property**
The applicant seeks the following development standards variance:
Docket No. 06010012 V - ZO Chapter 7.04.03.B - side yard setback
The site is located at 3508E Carmel Drive and is zoned R-1/Residence.
Filed by C. Joseph & Elizabeth G. Russell.
 - 2d. **MOVED TO FEB. 27 BZA REGULAR AGENDA (Council Chambers, City Hall, 6 pm)**
Kingswood, Sec 2, lot 31 - Policka Property
The applicant seeks the following development standards variance:
Docket No. 06010013 V - ZO Chapter 25.02.01 - front yard fence height
The site is located at 11125 Westminster Way and is zoned S-2/Residence.
Filed by Greg & Gretchen Policka.
 - 3d. **Clay Terrace - Hilliard Lyons**
The applicant seeks approval for the following development standards variance:
Docket No. 06010015 V PUD Ordinance Z-386-02, Section 10.3.D - electronic information sign
The site is located near 14390 Clay Terrace Blvd. and is zoned PUD/Planned Unit Development.
Filed by Paul Reis of Drewry Simmons Vornehm, LLP.
 - 4-5d. **Townes at Weston Pointe- temporary sign**
The applicant seeks approval for the following development standards variances:
Docket No. 06010030 V ZO Chapter 25.01.01-04(L) - off-premise sign
Docket No. 06010031 V ZO Chapter 25.07.03-01 - illuminated temporary sign
The site is located at 11055 N Michigan Rd. and is zoned B-2/Business within the US 421 Overlay. Filed by Emily James of Portrait Homes.

6d. Arden Townhomes

The applicant seeks approval for the following development standards variance:

Docket No. 06020009 V (PUD Ordinance Z-482, Section 8.4) **Perimeter Planting/Bufferyard**

The site is located at 1940 E 136th St. and is zoned PUD/Planned Unit Development.

Filed by Jim Shinaver of Nelson & Frankenberger for Buckingham Properties, Inc.

E. Old Business

F. New Business

G. Adjourn

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